

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 5/28/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 1203 Cottage Street, SW, Vienna Virginia (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	6/17/2024
Property Sold:	1203 Cottage Street, SW, Vienna VA
Purchasers:	Anchor Homes LLC
Purchase Price:	\$900,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$93,250.00

Dated: 6/27/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

**U.S. Department of Housing
and Urban Development**

B. Type of Loan				6. File Number		7. Loan Number		8. Mortgage Insurance Case Number	
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number		7. Loan Number		8. Mortgage Insurance Case Number		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		T-23492		-----		-----		
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.									
D. Name and Address of Borrower ANCHOR HOMES LLC 6862 Elm Street, #100 McLean, VA 22101			E. Name and Address of Seller H. JASON GOLD Chapter 7 Trustee in Bankruptcy RE: EAGLE PROPERTIES AND INVESTMENTS LLC P.O. Box 57359 Washington, DC 20037			F. Name and Address of Lender NOT APPLICABLE (CASH TRANSACTION)			
G. Property Location 1203 Cottage Street, SW Vienna, VA 22180 Lot 2370, Section 13, VIENNA WOODS Town of Vienna, Fairfax County, VA					H. Settlement Agent William A. Marshall, Attorney-at-Law 7006-G Little River Turnpike, Annandale, VA 22003				
					I. Settlement Date 06/17/2024 DD: 06/17/2024				
J. SUMMARY OF BORROWER'S TRANSACTION:					K. SUMMARY OF SELLER'S TRANSACTION:				
100. GROSS AMOUNT DUE FROM BORROWER					400. GROSS AMOUNT DUE TO SELLER				
101. Contract sales price		900,000.00			401. Contract sales price		900,000.00		
102. Personal property					402. Personal property				
103. Settlement charges to borrower (line 1400)		6,684.00			403.				
104.					404.				
105.					405.				
Adjustments for items paid by seller in advance					Adjustments for items paid by seller in advance				
106. City/town taxes 06/17/24 to 06/30/24		62.80			406. City/town taxes 06/17/24 to 06/30/24		62.80		
107. County taxes 06/17/24 to 06/30/24		373.07			407. County taxes 06/17/24 to 06/30/24		373.07		
108. Assessments to					408. Assessments to				
109.					409.				
110.					410.				
111.					411.				
112.					412.				
120. GROSS AMOUNT DUE FROM BORROWER		907,119.87			420. GROSS AMOUNT DUE TO SELLER		900,435.87		
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER					500. REDUCTIONS IN AMOUNT TO SELLER				
201. Deposit or earnest money		50,000.00			501. Excess Deposit (see instructions)				
202. Principal amount of new loan(s)					502. Settlement charges to seller (line 1400)		279,297.34		
203. Existing loan(s) taken subject to					503. Existing loans taken subject to				
204.					504. Payoff of first mortgage loan		523,927.17		
					Fulton Bank, N.A.				
205.					505. Payoff of second mortgage loan		97,211.36		
					Bala Jain, LLC				
206.					506.				
207.					507.				
208.					508.				
209. Agent Credit		22,500.00			509.				
Adjustments for items unpaid by seller					Adjustments for items unpaid by seller				
210. City/town taxes to					510. City/town taxes to				
211. County taxes to					511. County taxes to				
212. Assessments to					512. Assessments to				
213.					513.				
214.					514.				
215.					515.				
216.					516.				
217.					517.				
218.					518.				
219.					519.				
220. TOTAL PAID BY / FOR BORROWER		72,500.00			520. TOTAL REDUCTION AMOUNT DUE SELLER		900,435.87		
300. CASH AT SETTLEMENT FROM OR TO BORROWER					600. CASH AT SETTLEMENT TO OR FROM SELLER				
301. Gross amount due from borrower (line 120)		907,119.87			601. Gross amount due to seller (line 420)		900,435.87		
302. Less amounts paid by/for borrower (line 220)		72,500.00			602. Less reduction amount due to seller (line 520)		900,435.87		
303. CASH FROM BORROWER		834,619.87			603. CASH TO SELLER		0.00		

L. SETTLEMENT CHARGES:				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$		900,000.00 @ 5.50 = 49,500.00		
Division of commission (line 700) as follows:					
701.	\$	22,850.00 to Innovation Properties	(22,500.00 Plus 350.00)		
702.	\$	27,000.00 to Century 21 New Millenium			
703.	Commission paid at Settlement \$50,000 EMD held by William A. Marshall			350.00	49,500.00
704.					
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.	
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Document Prep.Fee	to			
807.	Tax Service Fee	to			
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest from	to	@\$/day		
902.	Mortgage Insurance Premium	to			
903.	Hazard Insurance Premium	yrs. to			
904.					
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Hazard Insurance	mo. @\$	/ mo.		
1002.	Mortgage Insurance	mo. @\$	/ mo.		
1003.	City property taxes	mo. @\$	/ mo.		
1004.	County property taxes	mo. @\$	/ mo.		
1005.	Annual Assessments	mo. @\$	/ mo.		
1006.		mo. @\$	/ mo.		
1007.		mo. @\$	/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to William A. Marshall, Attorney-at-Law		375.00	150.00
1102.	Abstract or title search	to AHA, LLC		135.00	
1103.	Title examination	to William A. Marshall, Attorney-at-Law		150.00	
1104.	Title insurance binder	to			
1105.	Document preparation	to William A. Marshall, Attorney-at-Law		185.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above item No:)				
1108.	Title insurance	to Guarantee Title Insurance Agency, Inc./CWL		2,208.00	
	(includes above item No:)				
1109.	Lender's coverage				
1110.	Owner's coverage 900,000.00 --- 2,208.00 Standard Policy/Reissue Rate/Nego Premium (Optional)				
1111.	Overnight Delivery Svc & Hndlg	William A. Marshall, Attorney-at-Law		50.00	
1112.	Reconveyance Tracking Service	William A. Marshall, Attorney-at-Law		85.00	
1113.	Additional Charges *** See Attached Addendum ***			85.00	
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees	Deed \$ 61.00 ; Mortgage \$; Releases \$		61.00	
1202.	City/county/stamps	Deed \$ 750.00 ; Mortgage \$		750.00	
1203.	State tax/stamps	Deed \$ 2,250.00 ; Mortgage \$		2,250.00	
1204.	GRANTORS TAX	Deed \$ 900.00 ; Mortgage \$			900.00
1205.	Additional Charges *** See Attached Addendum ***				1,800.00
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to N/A			
1302.	Pest inspection	to N/A			
1303.	Expense Reimbursement	RealMarkets			1,000.00
1304.	Bankruptcy Estate Payment	H. Jason Gold, Trustee			45,000.00
1305.	326(a) Trustee Commission	H. Jason Gold, Trustee			48,250.00
1306.	Legal Fees	Gordon Feinblatt LLC			30,000.00
1307.	Delinq '23 Town RE Tax	Town of Vienna			331.87
1308.	Additional Charges *** See Attached Addendum ***				102,365.47
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			6,684.00	279,297.34

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement. In the event of a reparation of taxes is necessary for the current tax year said reparaations will be settled between the buyers and sellers.

ANCHOR HOMES LLC,
a Virginia limited liability company

By: _____
Yue Wang, Manager/Member

H. JASON GOLD, CHAPTER 7 TRUSTEE IN BANKRUPTCY
RE: EAGLE PROPERTIES AND INVESTMENTS LLC

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction.have caused or will cause the funds to be disbursed in accordance with this statement.

William A. Marshall, Attorney-at-Law

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Document Page 4 of 6

HUD PAGE2 ADDENDUM

Prepared by

William A. Marshall, Attorney-at-Law
7006 Little River Turnpike, Suite G
Annandale, Virginia 22003
703-354-7700

File Number: T-23492

Settlement Date: 06/17/24

Proration Date: 06/17/24**SELLER(S):**

**H. JASON GOLD and Chapter 7 Trustee in Bankruptcy
RE: EAGLE PROPERTIES AND and INVESTMENTS LLC**

PURCHASER(S):

ANCHOR HOMES LLC

LENDER:

NOT APPLICABLE (CASH TRANSACTION)

Loan Amount:

Loan Number: -----

PROPERTY:

1203 Cottage Street, SW, Vienna, VA 22180
Lot 2370, Section 13, VIENNA WOODS, Town of Vienna, Fairfax County, VA

			Borrower	Seller
ITEMS PAYABLE IN CONNECTION WITH LOAN				
816.				
817.				
818.				
819.				
TOTALS				
TITLE CHARGES				
1114.	Technology & Storage Fee	Landtech	35.00	
1115.	Wire Fee	William A. Marshall, Attorney-at-Law	45.00	
1116.	e-Record Fee	Simplifile	5.00	
1117.				
1118.				
1119.				
1120.				
1121.				
TOTALS			85.00	
GOVERNMENT RECORDING AND TRANSFER CHARGES				
1206.	REG. WMATA CAPITAL DEF	\$ 900.00 Mortgage \$		900.00
1207.	REG. CONG. RELIEF F	\$ 900.00 Mortgage \$		900.00
1208.				
1209.				
1210.				
1211.				
1212.				
TOTALS				1,800.00
ADDITIONAL SETTLEMENT CHARGES				
1309.	EST 1st 1/2 2024 Town RE Taxes	Town of Vienna		816.34
1310.	Delinq '21 & '22 County RE Tax	Fairfax County DTA		16,530.67
1311.	Delinq '23 County RE Tax	Fairfax County, Dept. of Tax Admin.		10,168.56
1312.	1st 1/2 '24 County RE Tax	Fairfax County, Dept. of Tax Admin.		4,849.90
1313.	Held In Escrow	H. Jason Gold, Trustee		70,000.00
TOTALS				102,365.47

ADDITIONAL SHEET TO SETTLEMENT STATEMENT

To: Fulton Bank	(PAYOFF)	Bala Jain, LLC	(PAYOFF)
Total Payoff	\$523,927.17	Total Payoff	\$97,211.36

All Payoff figures shown above are subject to verification and adjustment of interest to date of receipt by lender

Real Estate Taxes have been adjusted on a 2024 tax assessment and a 2024 rate. If the assessment and/or rate is raised or lowered, or a supplemental assessment is billed, any readjustment shall be the sole responsibility of Seller(s) and Purchaser(s).

Additional amount of owner’s title insurance: \$2,208.00, Standard Reissue Rate/Negotiated Premium (Optional)

Yes X No

Please be advised that William A. Marshall, Attorney-at-Law, is the owner of a 100% interest in Guarantee Title Insurance Agency, Incorporated; and furthermore, that Mr. Marshall earns income, e.g., consulting fees, from the premiums that are paid by the Purchaser(s) to Guarantee Title.

I/we, as the Purchaser(s) hereby acknowledge that the Settlement Agent has explained the difference between the Standard Owner’s Title Insurance Policy and the Enhanced Owner’s Title Insurance Policy, both of which are optional and are not required by law.

The undersigned hereby acknowledge and agree that no charges and/or seller fees have been paid to the lender other than those fees and charges which are shown on the attached settlement statement.

This law firm assumes no responsibility for the accuracy of assumption, escrow, payoff or other figures as provided by the lending institutions, nor for taxes or assessments, except as recorded in the land records. Homeowners Association fees or condominium dues have been obtained and adjusted based upon a “best effort” basis.

The settlement statement, which is attached hereto, is hereby approved and disbursements shown therein are authorized by the undersigned. I/we hereby certify that I/we have received a copy of the settlement statement.

PURCHASER(S)/BORROWER(S):

SELLER(S):

ANCHOR HOMES LLC,
a Virginia limited liability company

By: _____
Yue Wang, Manager/Member

H. JASON GOLD, TRUSTEE IN
BANKRUPTCY
RE: EAGLE PROPERTIES AND
INVESTMENTS LLC

Settlement Secretary
Sara L. Hammer

Settlement Attorney

ACKNOWLEDGEMENT

I/WE have carefully reviewed the HUD-1 Settlement Statement, Closing Disclosure and/or Borrower's and Seller's Combined Closing Statement and find it to be a true and accurate statement of all receipts and disbursement made on my account or by me in this transaction and further certify that I have received a copy of the HUD-1 Settlement Statement, Closing Disclosure and/or Borrower's and Seller's Combined Closing Statement. I/We authorize William A. Marshall, Attorney at Law to cause the funds to be disbursed in accordance with this statement.

PURCHASERS/BORROWERS:

SELLERS:

ANCHOR HOMES LLC,
a Virginia limited liability company

By: _____
Yue Wang, Manager/Member

H. JASON GOLD, TRUSTEE IN
BANKRUPTCY
RE: EAGLE PROPERTIES AND
INVESTMENTS LLC

The HUD-1 Settlement Statement, Closing Disclosure and/or Borrower's and Seller's Combined Closing Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Attorney

Date